

VALERO GAS STATION | GAS STATION PROPERTY FOR SALE

2244 W. FAIRVIEW AVE.
MONTGOMERY, AL 36108



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$700,000 |
| Building Size: | 1,849 SF |
| Lot Size: | 29,847 SF |
| Price / SF: | \$378.58 |
| Year Built: | 1983 |
| Zoning: | B-4 |

PROPERTY OVERVIEW

This Valero Gas Station offers excellent visibility with 323' of frontage on Fairview Avenue and strong daily traffic counts. Ideally located just minutes from Mobile Highway, Interstate 65, and Interstate 85, this property benefits from steady commuter and local traffic flow. The station sells approximately **20,000 gallons of gasoline per month, generating between \$16,800 and \$19,200 in annual fuel margin revenue.** Even more compelling, **inside sales average \$70,000–\$80,000 per month**, creating a significant and consistent revenue stream. Inventory, including liquor, is available for purchase at an additional cost, providing new ownership with immediate operational continuity. With four gas pumps under a covered canopy and strong in-store sales, this property represents a **high-traffic, income-producing opportunity** in a prime Montgomery location. For more information or to schedule your showing, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Location: 323' of frontage on Fairview Avenue, minutes from Mobile Hwy, I-65 & I-85
- Traffic: Strong daily counts with excellent visibility
- Fuel Sales: ~20,000 gallons/month → \$16,800–\$19,200 annual fuel margin revenue
- Inside Sales: \$70,000–\$80,000 per month (high-margin retail)
- Inventory: Includes liquor; available for purchase at additional cost
- Facilities: 4 gas pumps beneath a covered canopy
- Opportunity: High-traffic, income-producing property with immediate cash flow

PAUL HODGES

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334.315.1382

THE RIGHT PLACE.
THE RIGHT SPACE.

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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EXTERIOR PHOTOS



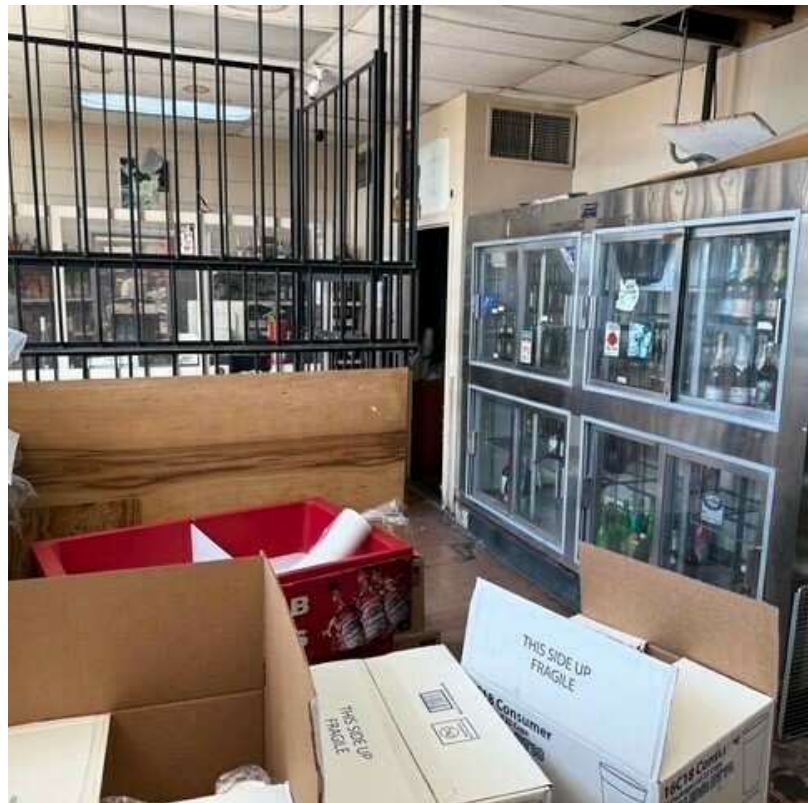
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INTERIOR PHOTOS



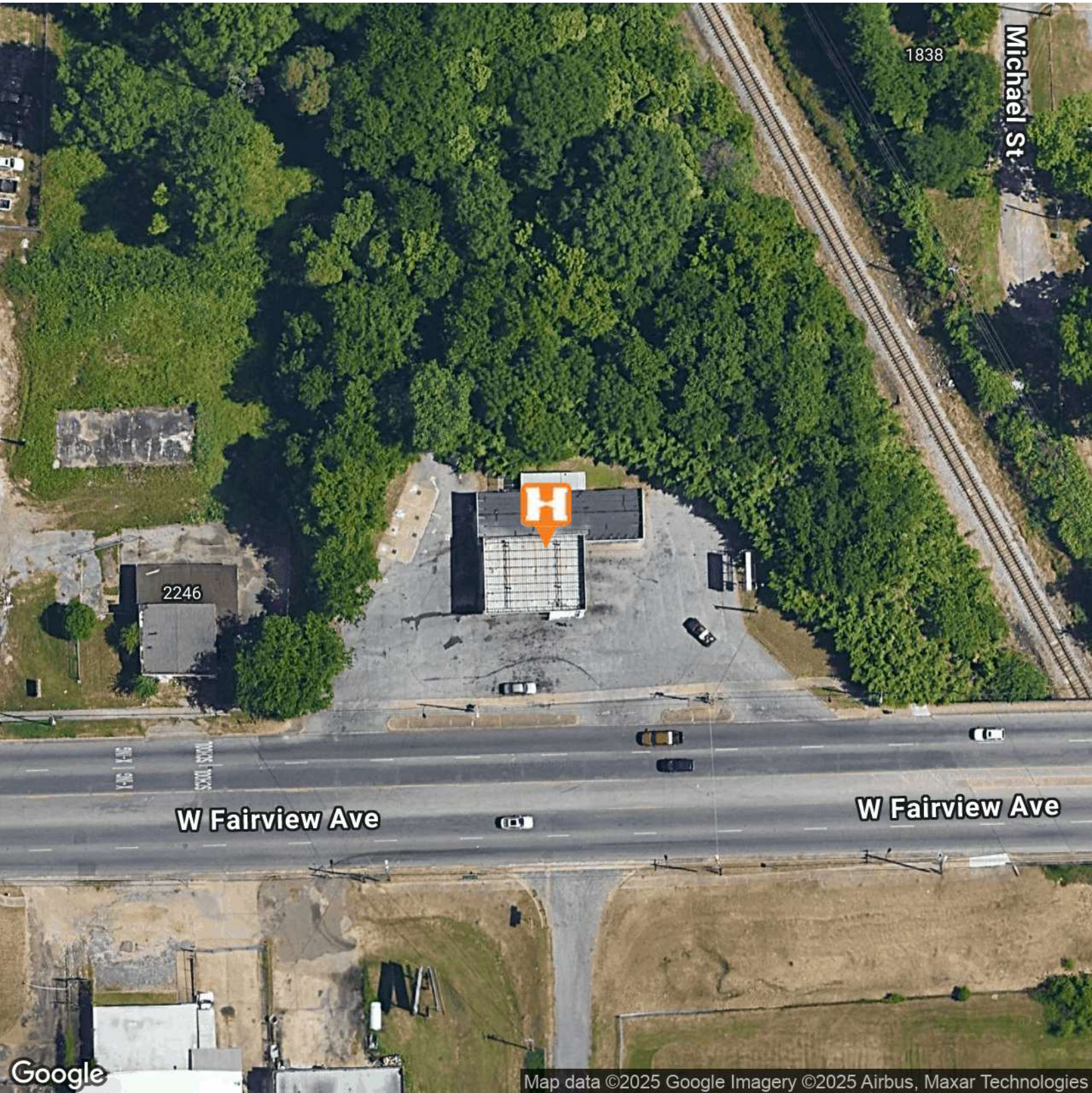
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AERIAL MAP



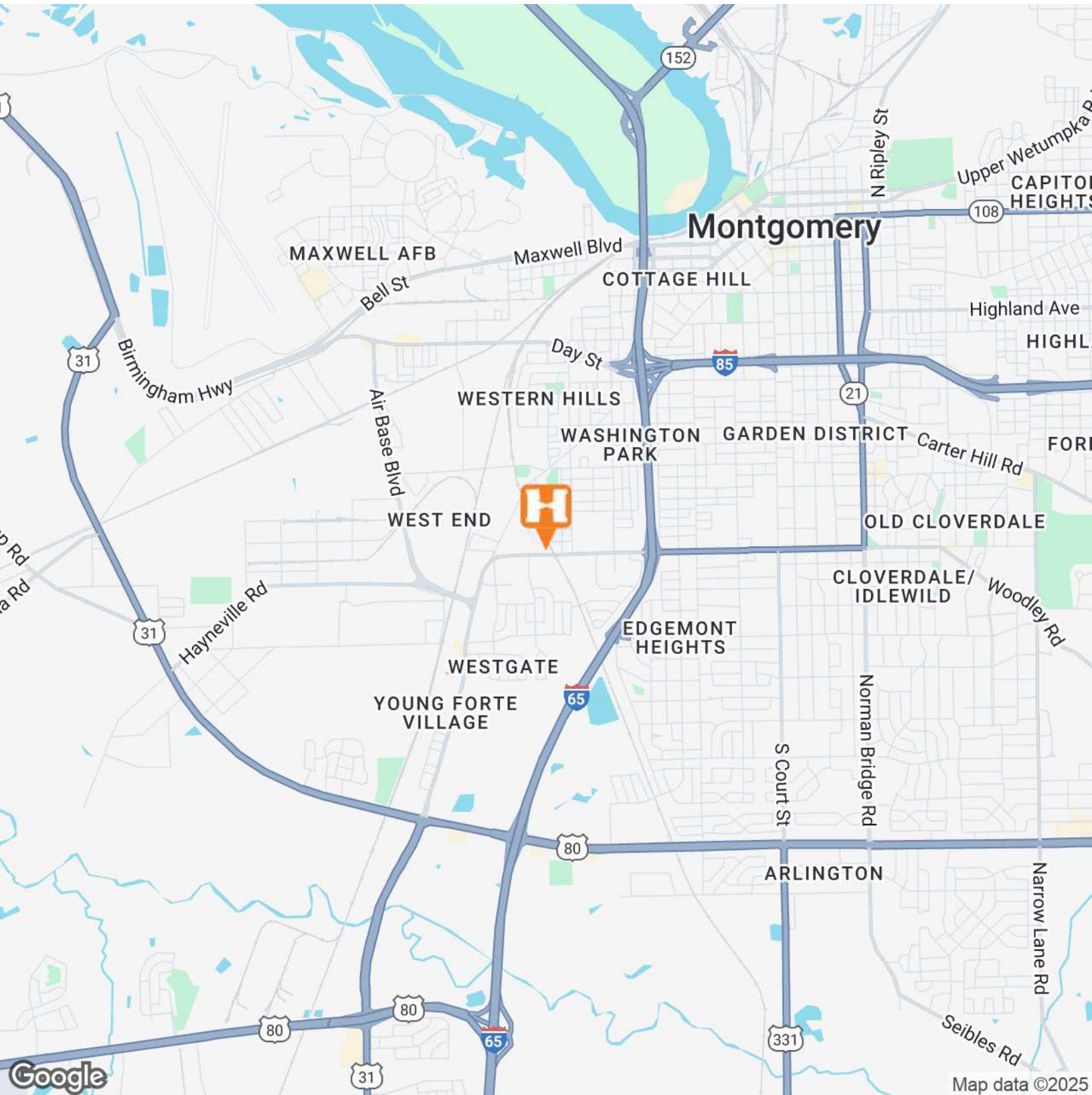
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LOCATION MAP

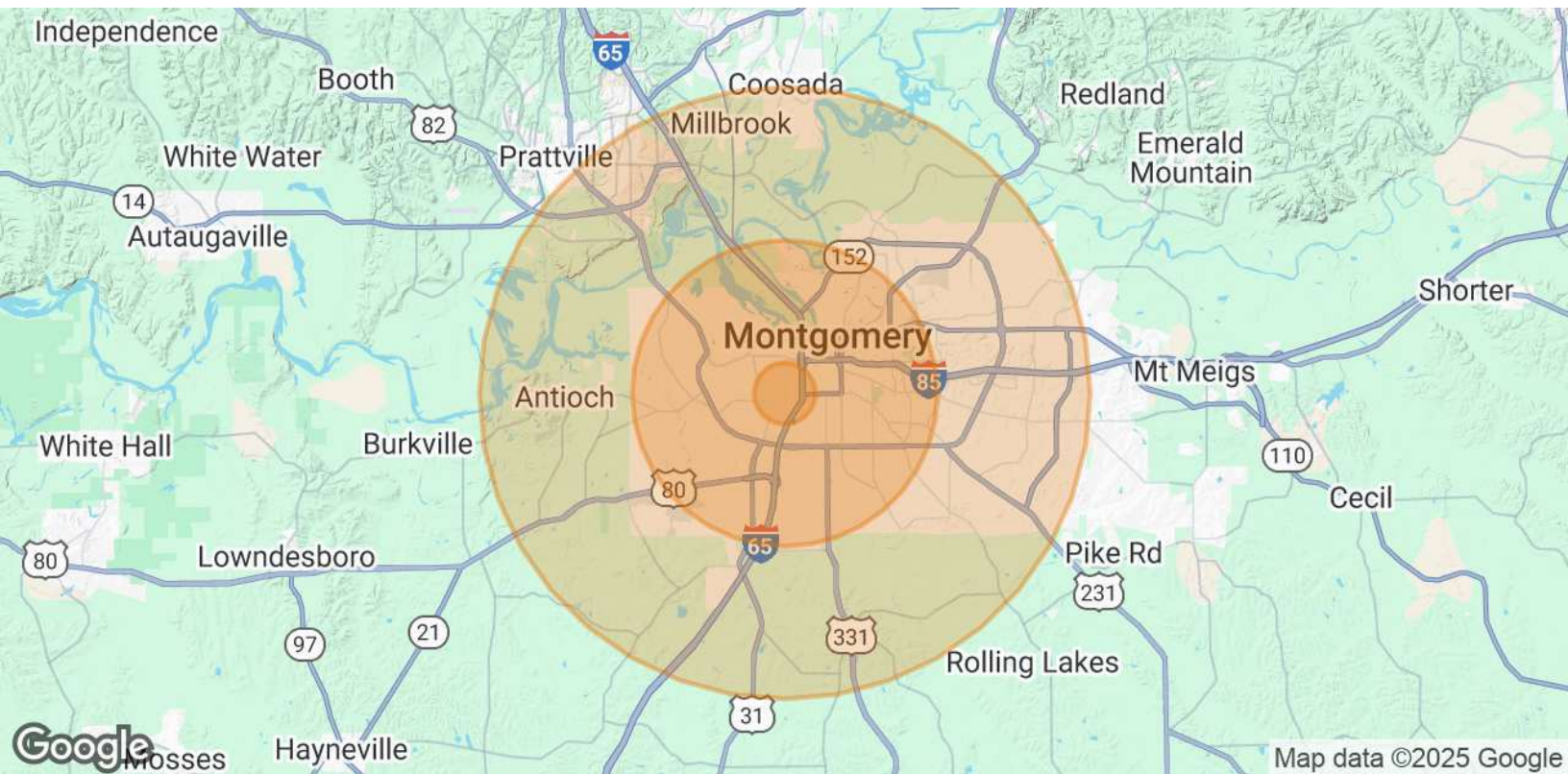


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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,654 | 71,461 | 196,156 |
| Average Age | 42 | 40 | 39 |
| Average Age (Male) | 40 | 38 | 38 |
| Average Age (Female) | 44 | 41 | 41 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 2,519 | 28,543 | 81,548 |
| # of Persons per HH | 2.2 | 2.5 | 2.4 |
| Average HH Income | \$30,253 | \$60,533 | \$68,180 |
| Average House Value | \$88,932 | \$175,677 | \$184,737 |

Demographics data derived from AlphaMap

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